

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

WEILAND GOLDEN GOODRICH LLP  
David M. Goodrich, State Bar No. 208675  
dgoodrich@wgllp.com  
650 Town Center Drive, Suite 600  
Costa Mesa, California 92626  
Telephone 714-966-1000  
Facsimile 714-966-1002

FOR COURT USE ONLY

☐ Individual appearing without attorney  
☒ Attorney for: Chapter 7 Trustee Wesley H. Avery

In re:  
KENNETH C. CHEW.

CASE NO.: 2:19-bk-12951-WB

## CHAPTER: 7

## NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

**Sale Date:** 01/09/2020

**Time:** 2:00 pm

**Location:** United States Bankruptcy Court, Courtroom 1375, 255 E. Temple Street, Los Angeles, California 90012

**Last date to file objections: 12/05/2019**

**Description of property to be sold:** All of the Estate's right, title and interest in the real property located at 20635 Appaloosa Trail, Crosby, Texas 77532-3258.

**Terms and conditions of sale:** Subject to overbid. Earnest money deposit of \$10,700 required. Sale is "as is" "where is," with no warranties or guaranties of any kind. Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see the attached notice of hearing on the motion. The motion is on file with the Clerk of Court.

**Proposed sale price:** \$ 70,000.00

**Overbid procedure (if any):** Overbid increments: \$10,000.00 initial / \$5,000.00 thereafter. \$10,700.00 earnest money deposit.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Sale Date: January 9, 2020, 2:00 p.m.

Location

United States Bankruptcy Court

Central District of California, Los Angeles Division

255 E. Temple Street, Courtroom 1375

Los Angeles, CA 90012

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Miranda Gilbert

JLA Realty

5332 FM 1960 East, Suite C

Humble, TX 77346

(713) 489-8130

agentmkg@gmail.com

Date: 12/23/19

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

**650 Town Center Drive, Suite 600, Costa Mesa, California 92626**

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner indicated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **December 23, 2019**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) **December 23, 2019**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **December 23, 2019**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.


The Honorable Julia Brand, 255 E. Temple Street, Courtroom 1375, Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

December 23, 2019

Kelly Adele  
Printed Name



Signature

**Electronic Mail Notice List**

Wesley H Avery (TR) wes@averytrustee.com, C117@ecfbis.com;lucy@averytrustee.com;lsabel@averytrustee.com  
Sean C Ferry sferry@rasflaw.com, sferry@ecf.courtdrive.com  
David M Goodrich dgoodrich@wgllp.com, vrosales@wgllp.com;kadele@wgllp.com  
David Jacob david@dpjacob.com  
Misty A Perry Isaacson misty@ppilawyers.com, ecf@ppilawyers.com;perryisaacsonmr51779@notify.bestcase.com  
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
Jennifer H Wang jwang@cookseylaw.com, jwang@ecf.courtdrive.com